

CITY OF OCOEE
Code Enforcement Board
June 27, 2023

CALL TO ORDER

Chair Odom called the Code Enforcement Board regular meeting to order at 7:00 p.m. in the Commission Chambers of City Hall located at 1 N Bluford Ave, Ocoee, Florida.

INVOCATION: **Member Schultz** initiated the moment of silence.

PLEDGE OF ALLEGIANCE: **Member Mann** led the Board in the Pledge of Allegiance to the U.S. flag.

ROLL CALL AND DETERMINATION OF QUORUM: **Code Enforcement Clerk Mieras** performed roll call and declared a quorum (4) present.

PRESENT: Chair Odom & Members: Lewis, Mann, Brennan, & Schultz

Also present: Board Attorney Skip Fowler, Acting Support Services Director Doug Gaines, Code Enforcement Clerk Justin Mieras, and Code Enforcement Officer Loeffler

ABSENT: Member Bandur

SWEARING OF OFFICERS / WITNESSES: **Code Enforcement Clerk Mieras** administered the oath to the Code Enforcement Officers and to anyone intending to speak regarding a case.

CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CODE ENFORCEMENT BOARD AND WILL BE ACTED UPON BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS DISCUSSION IS DESIRED BY A MEMBER OF THE BOARD, IN WHICH CASE THE CHAIRMAN WILL INSTRUCT THE BOARD CLERK TO REMOVE THE ITEM FROM THE CONSENT AGENDA AND SUCH ITEM WILL BE CONSIDERED SEPARATELY.

A. **MINUTES:** April 25, 2023, Code Enforcement Board Meeting.

B. **DISMISSAL OR COMPLIANCE:** **Assistant Support Services Director Doug Gaines** presented the dismissals and compliances.

CASE NO 2023-01083

OFFICER LOEFFLER	1004 ALDANE CT	HOBART BARBARA ANNE
Property in Compliance		

CASE NO 2023-01131

OFFICER LOEFFLER	916 MARLENE DR	RICHARD MICHELLE
Property in Compliance		

C. **ORDER OF CONTINUANCE:**
None.

Member Mann, seconded by Member Lewis, moved that the consent agenda be accepted as presented. Motion carried unanimously.

COMMENTS FROM CITIZENS

None.

HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

CASE NO 2023-01081

OFFICER LOEFFLER	1246 RUSSELL DR	THOMAS & KIM MONKS
Violation Cited: §6-4.H.(6)(b), §51-13., & §115-3.A.(3)		
Summary: §6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with gate. §51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety and welfare.		

Observation:

§ 6-4.H.(6)(b) – Trailer (Boat) Parked / Stored Prohibited Location
§ 51-13. – Metal Shed / Storage Building (Front Drive Way) Without Required Permit.
§ 115-3.A.(3). – Tall Weeds and Grass with Piles of Junk, Debris, Dead Limbs.

Officer Loeffler presented the case and gave its history. He further explained that as of June 27, 2023, the property is still in non-compliance. The City asked for an Order of Compliance by July 12, 2023, or thereafter to be fined \$50.00 per day, per violation, until found in compliance.

Member Mann, seconded by Member Lewis, moved that in Case #2023-01081, the respondent be found in violation as cited as of June 06, 2023, and be given until July 12, 2023, to come into compliance or be fined \$50.00 per day, per violation, until found in compliance. Motion carried unanimously.

CASE RESOLUTION

CASE NO 2022-00765

OFFICER DIAZ	106 LYLE ST	JANE P GONZALES
Violation Cited: § 115-3.A.(3)		
Summary: § 115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety, and welfare.		

Observation:

§ 115-3.A.(3) – Accumulation of trash and debris throughout the property. Complaint received resident is a hoarder, rats infesting the property

Assistant Support Services Director Doug Gaines explained that as of June 26, 2023, the property is in compliance. No further action requested.

CASE NO 2022-00865

OFFICER RODRIGUEZ	801 SULLIVAN AVE	LORI LYNN MEYER LARRY MEYER
Violation Cited: § 6-4.H.(6)(b), § 108-23.Q., § 115-3.A.(3), § 115-3.B., & § 115-3.C. Summary: § 6-4.H.(6)(b) – Trailers of all types shall not be parked or stored for more than 48 hours in a residential district unless it is located behind the front yard building line and screened with a six-foot high opaque fence with a gate. § 108-23.Q. – Accessory structures. Garages, storage buildings, and all other accessory structures shall be maintained and kept in good repair and sound structural condition. § 115-3.A.(3) – No person shall allow or allow to remain any Junk or Debris classified as a nuisance or menace to public health, safety, and welfare. § 115-3.B. – No person shall allow or permit excessive growth, ten inches or more on property owned, of weeds, grass, undergrowth, or other dead or living plant life. §115-3.C. – No person shall allow their pool to become or remain in an abandoned, unsafe, or unsanitary condition.		

Observation:

§ 6-4.H.(6)(b) – Trailer Parked in The Front Yard
 § 108-23.Q. – Unsafe Deteriorated Fence in The Backyard Exposing Unsafe/Dirty Swimming Pool
 § 115-3.A.(3) – Trash/Debris as Metals on The Ground in The Front Yard
 § 115-3.B. – Property Overgrown in The Backyard and Front Yard
 §115-3.C. – Unprotected and Dirty/Unsanitary Pool Without Screen Enclosure

Assistant Support Services Director Doug Gaines explained that as of June 26, 2023, the property is in compliance. No further action requested.

CASE NO 2022-00880

OFFICER RODRIGUEZ	830 HAMMOCKS DR	EDNA B LANEY REVOCABLE TRUST
Violation Cited: §165-4.A.&B.(1)(a). Summary: §165-4.A.&B.(1)(a). – Any vehicle left parked in the same place continuously upon any public property for a period of 48 hours shall be considered for the purpose of this chapter as abandoned. It shall be prima facie evidence that a motor vehicle is non-operating if one or more of the following conditions exist: The absence of a currently registered license plate on a vehicle unless such vehicle is not required to have a licensed plate.		

Observation:

§ 165-4.A.&B.(1)(a). – Untagged Vehicle Parked On The Property

Respondent Victoria Laney explained the property is in compliance and expanded on her efforts to remove the vehicle from the property.

Assistant Support Services Director Doug Gaines explained that as of June 26, 2023, the property is in compliance. No further action requested.

CASE NO 2023-00065

OFFICER RODRIGUEZ	1205 FLEWLLING AVE	YS AVON SFR III PROPCO LLC
Violation Cited: §108-19.A.		
Summary: §108-19.A. – Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.		

Observation:

§108-19.A. – Leaks In The Bathroom Area

Respondent Phyllis Teresi explained she has applied for the permit and is in the final stage of approval. She has plumbers contracted to complete the repairs once the permit is approved and they expect the work to take about a week.

Assistant Support Services Director Doug Gaines explained the respondent has been working with the city and requested an extension. The City proposed an extension to July 24, 2023.

Member Mann, seconded by **Member Lewis**, moved that in Case #2023-00065, the Board extends the Order Requiring Compliance date to July 24, 2023. Motion carried.

CASE NO 2023-00110

OFFICER LOEFFLER	476 LITTLE ROCK ST	EDWARD WALLS
Violation Cited: §51-13., §108-24.D., & §143-27.A.		
Summary: § 51-13. – It shall be a violation to do work related to construction without first obtaining a permit. §108-24.D. – prohibits use of a residential property for the storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items §143-27.A. – requires garbage carts to be placed on side yards or rear yards and screened from view to the extent practicable during non-pickup times.		

Observation:

§51-13. – Side Of House Lean-To Structure Not Permitted And In Violation Of Set-Back Requirements.

§108-24.D. – Property Littered With Junk, Debris, Tires, Scrap, Chained Tires, 55gal Burn Barrel, Rubble Etc.

§143-27.A. – Waste Cans Stored In Prohibited Location.

Officer Loeffler explained that as of June 26, 2023, the property is still in non-compliance for §51-13. The City asked for an Order Imposing Fine.

Member Mann moved that in Case #2023-00110, the respondent be found in violation of code as cited as of March 09, 2023, and be given until July 12, 2023, to come into compliance or be fined \$25.00 per day until found in compliance. Motion died for lack of a second.

Member Mann, seconded by **Member Schultz**, moved that in Case #2023-00110, the Board extends the Order Requiring Compliance date to July 12, 2023. Motion carried unanimously.

COMMENTS

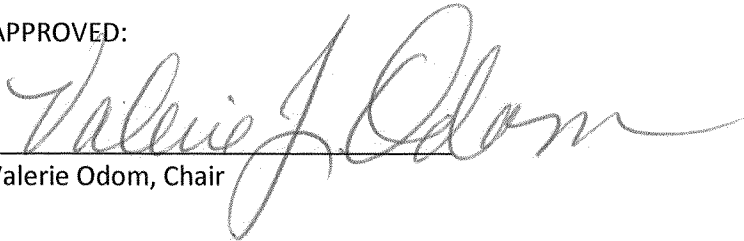
None.

Meeting adjourned at 7:30 p.m.

ATTEST:


Justin Mieras, Code Enforcement Clerk

APPROVED:


Valerie Odom, Chair